

EXHIBIT A – FINDINGS
DRC2014-00061 Farmer

CEQA Exemption

- A. The project qualifies for Class 1 Categorical Exemptions pursuant to State CEQA Guidelines Sections 15301 and 15303, respectively, because it involves the construction of a sunroom and roof deck addition on an existing lot, within an urbanized area. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

Minor Use Permit

- B. The proposed project is consistent with the San Luis Obispo County General Plan because it is an addition to an existing single family residence, a permitted use and, as conditioned, is consistent with all applicable General Plan policies, including policies for Coastal Watersheds and Visual and Scenic Resources.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed deck addition will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the construction of the proposed deck addition will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Sherwood Drive, a local road constructed to a level able to handle any additional traffic associated with the project.